



9 Duxford Road, Whittlesford, Cambridge, CB22 4NQ  
Guide Price £800,000 Freehold



rah.co.uk  
01223 800860



**A STUNNING, DETACHED FAMILY RESIDENCE EXTENDED AND MUCH IMPROVED,  
SET WITHIN A LARGE PRIVATE GARDEN LOCATED CENTRALLY WITHIN THIS  
HIGHLY SOUGHT-AFTER VILLAGE.**

- Individual, 4 bedroom detached family home
- Well-equipped kitchen / breakfast room
- 2 reception rooms plus study
- Ensuite to master bedroom
- Off-road parking and double length garage
- Large mature garden
- Chain free
- EPC - D / 68

This most attractive 1930s house enjoys a wonderful position at the heart of this thriving village, just a short walk from the primary school, village recreation ground and mainline train station. The current owners have resided here for many years and in that time have transformed the property with a programme of expansion and improvement resulting in generously proportioned and extremely well-planned accommodation throughout.

In brief, the accommodation comprises a vaulted entrance porch with a cloakroom w.c. just off and a door to the welcoming reception hall with stairs rising to the first floor accommodation, large pantry cupboard under. The sitting room boasts a wood burning stove and solid wood flooring and flows beautifully through to the garden room extension with its vaulted ceiling and study just off. The kitchen / breakfast room also boasts a part-vaulted ceiling and is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit fitted with a waste disposal unit, a mixer tap with filter water facility and a drainer. There is a Rayburn Royal range (cooking and hot water) plus a separate four-ring gas stove with double oven and extractor. Within the rear lobby, there is a series of large, fitted storage cupboards concealing the white goods and a sink.

Upstairs, there are four good-sized bedrooms with an ensuite to the master room and a family bathroom.

Outside, the property is set back from the road and screened by hedging with a recently relaid shingled driveway providing parking for several vehicles and leading to the double length garage with up-and-over door, power and light connected with a workshop area to its rear. The rear garden is laid to shaped, manicured lawns with well-stocked flower and shrub borders and beds, a generous patio area with a further patio to the rear of the garden, taking advantage of the evening sunshine, a large timber shed / workshop, garden store and all is enclosed by fencing overlooking fields to the rear, enjoying maximum levels of privacy and seclusion.

**Location**

Whittlesford is a charming riverside village noted for its quality homes lying 7 miles south of Cambridge and 8 or so miles north of Saffron Walden. The village has become a focal point of South Cambridgeshire in recent years with its fast commuter rail service bringing London Liverpool Street within the hour. The village is served by a shop/post office and three public houses, the Tickell Arms, The Bees in the Wall and the Red Lion Hotel.

The village has a genuinely thriving community for the young and old. There is a nursery and excellent primary school, active local Scout and Guide groups, gardening and music clubs and lots of village events including a summer ball. There is also an active social atmosphere centred around the Whittlesford Social Club and "The Lawn" which is the village's recreation ground where there are also tennis courts. Communications are excellent with easy access to the A505 and Junction 10 of the M11 is within 2 miles.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - D

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

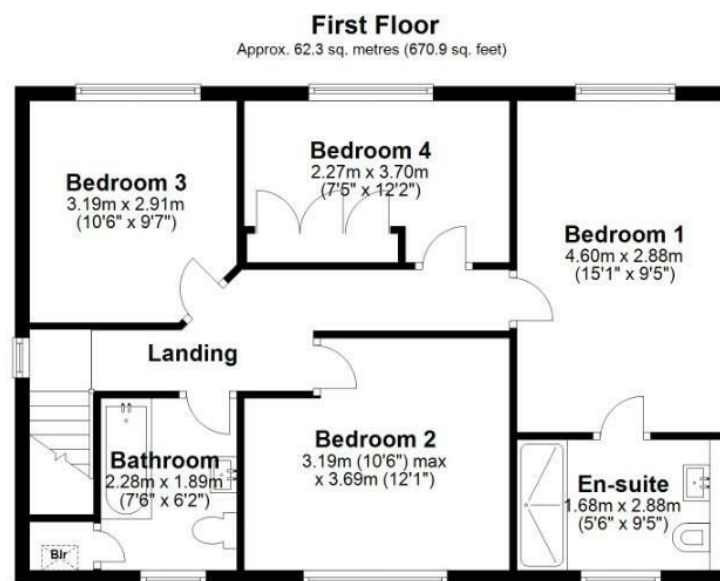
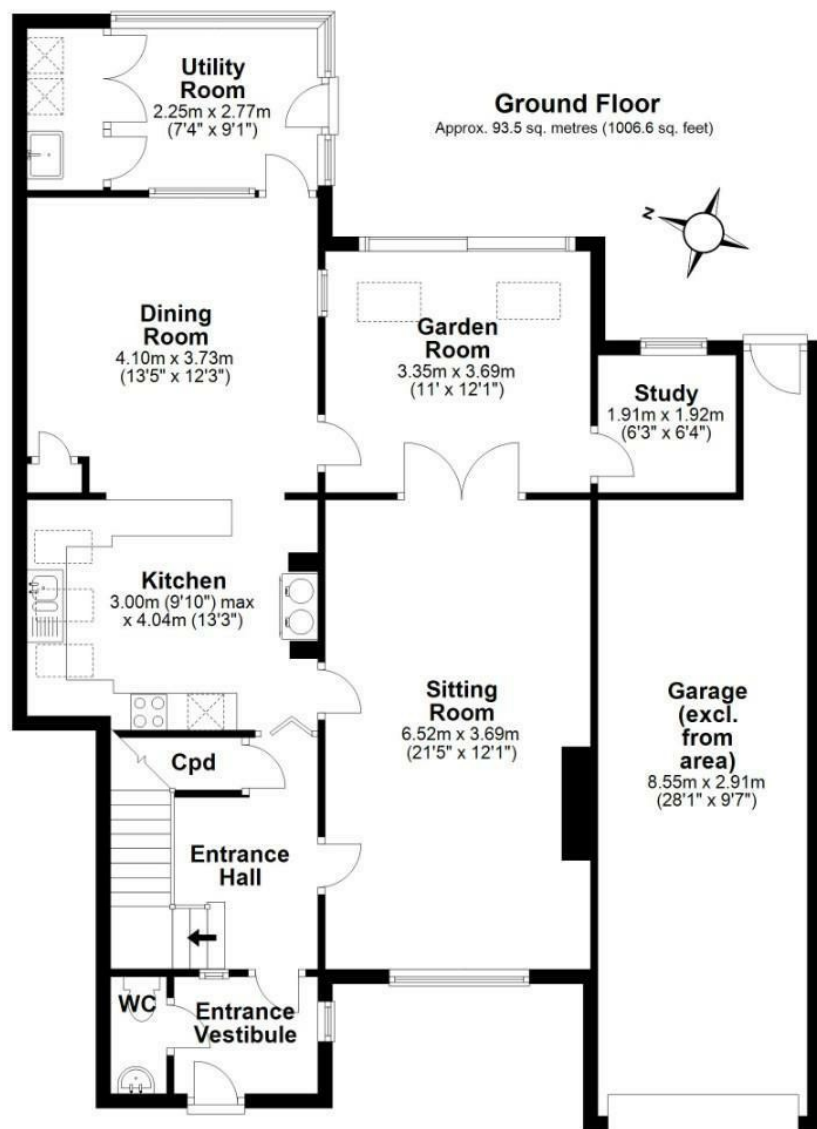
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.











Total area: approx. 155.9 sq. metres (1677.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.





